

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
N/S Hawthorne Ave., 145 ft. W of c/l Purvis Place
208 Hawthorne Avenue
3rd Election District
2nd Councilmanic District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-450-A

John M. Jacob, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 7 ft., in lieu of the required 10 ft., for an addition and attached garage, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

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compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of June 1992 that the Petition for a Zoning Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 7 ft., in lieu of the required 10 ft., for an addition and attached garage, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 25, 1992

Mr. and Mrs. John M. Jacob
208 Hawthorne Avenue
Pikesville, Maryland 21208

RE: Petition for Residential Zoning Variance
Case No. 92-450-A

Dear Mr. and Mrs. Jacob:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn
encl.

PETITION FOR ADMINISTRATIVE VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

92-450-A

The undersigned, legal owner(s) of the property located in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section

1802.3.C.1 TO ALLOW A SIDEYARD SETBACK OF 7' IN LIEU OF THE REQUIRED 10 FEET

of the Zoning Regulations of Baltimore County for the following reason: (State why a variance is requested)
IT WOULD BE PRACTICALLY DIFFICULT TO CONTINUE PROPOSED FAMILY ROOM ADDITION (14' WIDE) WITH A TWO CAR GARAGE (26' WIDE) WHICH INCLUDES AN INTERIOR STAIRWELL. THIS DESIGN PRESERVES THE ARCHITECTURAL SYMMETRY OF THE DWELLING.

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I/we agree to pay expenses of the above posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalty of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser:

(Type or print name)

(Signature)

(Type or print name)

City State Zip Code

Address for Petitioner:

(Type or print name)

(Signature)

(Type or print name)

City State Zip Code

Phone, address and phone number of owner, contract purchaser or representative to be contacted

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of June 1992, that the subject matter of this petition be set in for a public hearing, advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reported.

RECEIVED BY: LG DATE: 5/21/92

ESTIMATED POSTING DATE: 6/7/92 ESTIMATED CLOSING DATE:

ZONING COMMISSIONER OF BALTIMORE COUNTY

FILE # 488

AFFIDAVIT IN SUPPORT OF ADMINISTRATIVE VARIANCE

The undersigned hereby affirms under the penalty of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) have competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 208 HAWTHORNE AVE., PIKEVILLE, MD, 21208.

That based upon personal knowledge, the following are the facts upon which I/we have the request for an Administrative Variance at the above address: (State why a variance is requested)

IF REQUESTED VARIANCE IS NOT APPROVED, INTERIOR OF GARAGE AVAILABLE FOR PARKING CARS WOULD BE 17 FEET VICE 30 FEET (PROPOSED) WIDE, THUS CREATING A PRACTICAL DIFFICULTY IN THAT 17 FEET IS NOT WIDE ENOUGH TO PARK CARS SIDE BY SIDE AND ALLOW FOR REASONABLE ENTRY AND EXIT OF BOTH CARS. IN ADDITION, A GARAGE OF LESS WIDTH THAN THE HOUSE WOULD MAKE IT MORE DIFFICULT TO COMBINE THE EXISTING HOUSE AND PROPOSED ADDITIONS ESTHETICALLY.

This Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a responding and advertising fee and may be required to provide additional information.

John M. Jacob
KAREN R. JACOB

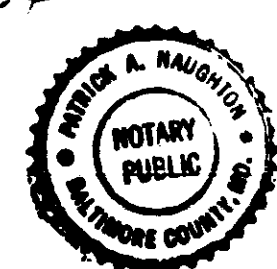
STATE OF MARYLAND, COUNTY OF BALTIMORE, ss: I, Notary Public, do hereby certify, this 25th day of June 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOHN M. JACOB & KAREN R. JACOB

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath to the facts of the petition and the facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: 2/1/94



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ZONING DESCRIPTION FOR 208 Hawthorne Ave., Pikesville, Md. 21208

92-450-A

Beginning at a point on the (north) side of (Hawthorne Ave.), which is (50 feet) wide, at the distance of (145 feet) (west) of the centerline of the nearest improved intersecting street (Purvis Place) which is (50 feet) wide. Being Lot # (258/259), Block (-), Section # (-) in the subdivision of Balston Annex as recorded in Baltimore County Plat Book # (1), Folio # (2 - 276), containing (9520 square feet). Also known as (208 Hawthorne Ave., Pikesville, Md. 21208) and located in the 3rd Election District.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

92-450-A

District: 3rd Date of Posting: June 2, 1992

Posted for: Residential Variance

Petitioner: John M. and Karen R. Jacob

Location of property: 215 Hawthorne Avenue, 145' W. of c/l Purvis

Place: 208 Hawthorne Avenue

Location of Sign: In front of 208 Hawthorne Avenue

Remarks: S. J. Brata

Posted by: S. J. Brata Date of return: June 5, 1992

Number of Signs: 1

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Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150
Number

5/20/92

H920048B

	QTY	PRICE
PUBLIC HEARING FEES		
010 - ZONING VARIANCE (IRL)	1 X	\$50.00
080 - POSTING SIGNS / ADVERTISING	1 X	\$35.00
TOTAL:		\$85.00

LAST NAME OF OWNER: JACOB

Please Make Checks Payable To: Baltimore County

Cashier Validation

MICROFILMED

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

488

5/21/92

Account: R-001-6150
Number

JACOB, John & Karen
208 Hawthorne

PLING 50.00
POSTING 35.00

RESIDENTIAL VARIANCE

TOTAL 85.00

(Sophie already in computer HAW 00001)

Please Make Checks Payable To: Baltimore County

\$85.00

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111 West Chesapeake Avenue
Towson, MD 21204

May 26, 1992

887-3353

John and Karen Jacob
208 Hawthorne Avenue
Pikesville, Maryland 21208

Re: CASE NUMBER: 92-450-A
LOCATION: N/S Hawthorne Avenue, 145' W of c/l Purvis Place
208 Hawthorne Avenue
3rd Election District - 2nd Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a reaffirmation regarding the administrative process.

1) Your property will be posted on or before May 21, 1992. The closing date is June 25, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

LAWRENCE E. SCHMIDT
Zoning Commissioner, Baltimore County

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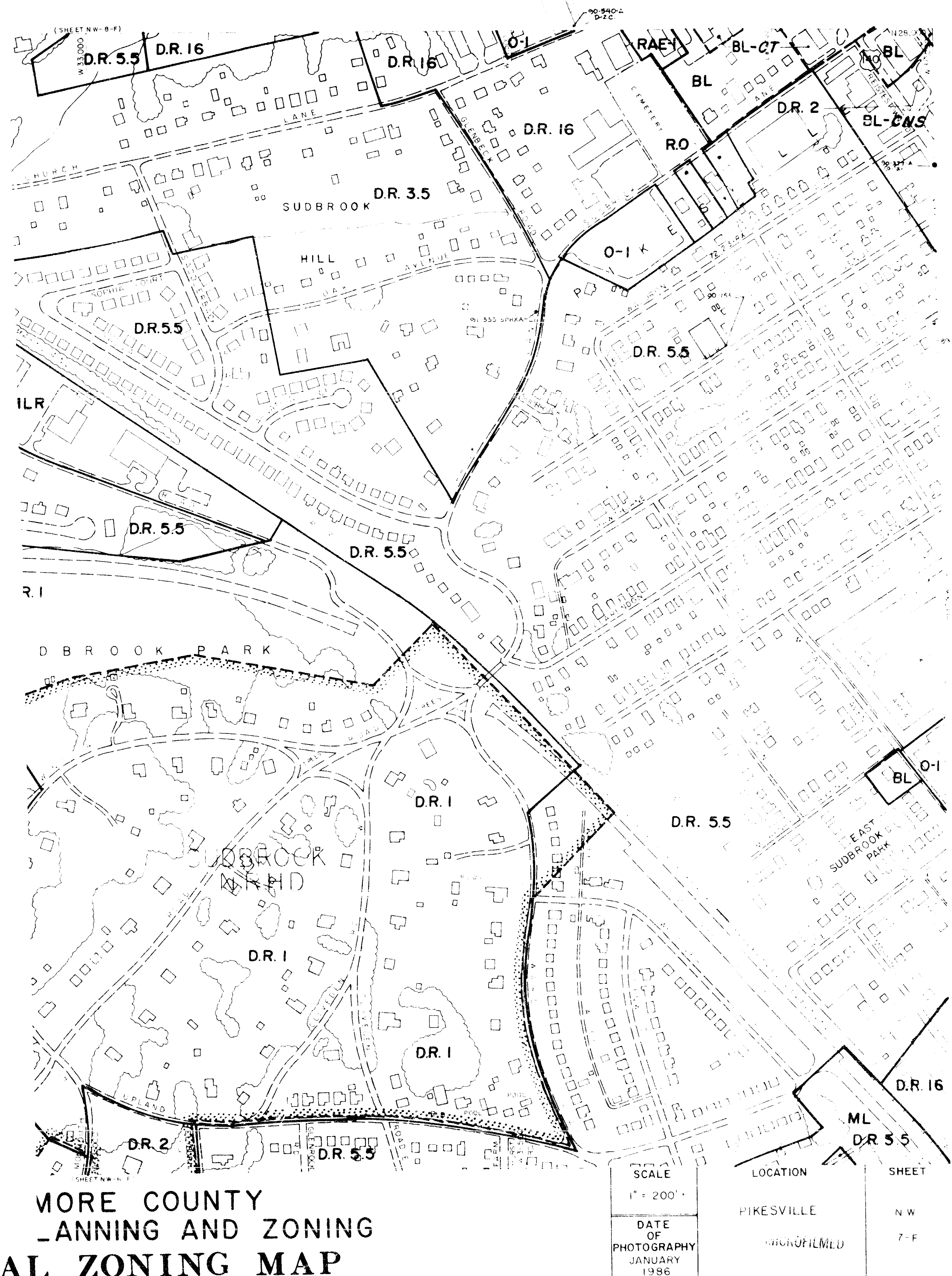


TIMORE COUNTY PLANNING AND ZONING TOPOGRAPHIC MAP

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

SCALE LOCATION
1" = 200'
DATE OF PHOTOGRAPHY JANUARY 1982
PIKESVILLE
92-450-A
Chairman, County Council

7-5
488
MORE COUNTY
-ANNING AND ZONING
OFFICIAL ZONING MAP



92-450-A

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

11 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 9, 1992

Mr. & Mrs. John M. Jacob
208 Hawthorne Avenue
Pikesville, MD 21208

RE: Item No. 488, Case No. 92-450-A
Petitioner: John M. Jacob, et ux
Petition for Administrative Variance

Dear Mr. & Mrs. Jacob:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

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Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 21st day of May, 1992

Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: John M. Jacob, et ux
Petitioner's Attorney:

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DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature: Dennis D. Kennedy Date: 6/8/92

Project Name: Waiver Number: Zoning Issue: Meeting Date:

✓ Stephen G. And Lynn M. Swinn	477		6-1-92	NC
DED DEPRM RP STP TE				
✓ Albert F. And Ann B. Nocar	478			NC
DED DEPRM RP STP TE				
Maryland Marine Manufacturing Co., Inc.	479			Comment
DED DEPRM RP STP TE				
✓ Robert C. And Sylvia W. Eppig	480			NC
DED DEPRM RP STP TE				
✓ James Ronald And Beth B. Porter	481			NC
DED DEPRM RP STP TE				
✓ Nelson M. And Lee M. Hendler	485			NC
DED DEPRM RP STP TE				
Leon G. McKemy	486			Comment
DED DEPRM RP STP TE				
Williams Management Services, Inc.	487			Comment
DED DEPRM RP STP TE				
✓ John M. And Karen R. Jacob				NC
DED DEPRM RP STP TE				
Matthew F. Reckenberger, Jr.	490			Comment
DED DEPRM RP STP TE				
✓ Herbert H. And And Betty Rosen	491			NC
DED DEPRM RP STP TE				
Meadows Park Ltd. Prtnrsh Russel Asset Mgt, Inc.	492			Comment
DED DEPRM RP STP TE				

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BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief
Development Review Section
Office of Planning and Zoning

DATE: June 5, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - June 1, 1992

The Office of Planning and Zoning has no comments on the following petitions:

George S. Nyquist	- Item 474
Stephen G. Swinn	- Item 477
Albert F. Nocar Jr.	- Item 478
Maryland Marine Mfg. Co.	- Item 479
Robert C. Eppig	- Item 480
James R. Porter	- Item 481
Dorothy S. Hunter	- Item 482
St. Lukes Health Ministries	- Item 484
Williams Estates	- Item 487
John M. Jacob	- Item 488
Gene Ensor	- Item 489
Lawrence F. Solomon	- Item 493

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

6.5.92.txt
Facilms.txt

DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature: [Signature] Date: 6/8/92

Project Name: Waiver Number: Zoning Issue: Meeting Date:

✓ Stephen G. And Lynn M. Swinn	477	NIC	6-1-92
DED DEPRM RP STP TE			
Albert F. And Ann B. Nocar	478	More Time	
DED DEPRM RP STP TE			
Maryland Marine Manufacturing Co., Inc.	479	More Time	
DED DEPRM RP STP TE			
✓ Robert C. And Sylvia W. Eppig	480	NIC	
DED DEPRM RP STP TE			
✓ James Ronald And Beth B. Porter	481	NIC	
DED DEPRM RP STP TE			
✓ Nelson M. And Lee M. Hendler	485	NIC	
DED DEPRM RP STP TE			
✓ Leon G. McKemy	486	NIC	
DED DEPRM RP STP TE			
✓ Williams Management Services, Inc.	487	NIC	
DED DEPRM RP STP TE			
✓ John M. And Karen R. Jacob		NIC	
DED DEPRM RP STP TE			
✓ Matthew F. Reckenberger, Jr.	490	NIC	
DED DEPRM RP STP TE			
✓ Herbert H. And And Betty Rosen	491	NIC	
DED DEPRM RP STP TE			
✓ Meadows Park Ltd. Prtnrsh Russel Asset Mgt, Inc.	492	NIC	
DED DEPRM RP STP TE			

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Department of Environmental Protection & Resource Management
Development Review Committee Response Form
Authorized signature: [Signature] Date: 6-8-92

Project Name: Waiver Number: Zoning Issue: Meeting Date:

COUNT 7			
Huntington Development Corporation (Hunting Tweed Drive)	442		5-4-92
DED DEPRM RP STP TE			Written comments
COUNT 1			
✓ Stephen G. And Lynn M. Swinn	477		4-1-92
DED DEPRM RP STP TE			NO COMMENTS
Albert F. And Ann B. Nocar	478		In process
DED DEPRM RP STP TE			
Maryland Marine Manufacturing Co., Inc.	479		In process
DED DEPRM RP STP TE			
Robert C. And Sylvia W. Eppig	480		In process
DED DEPRM RP STP TE			
✓ James Ronald And Beth B. Porter	481		NO COMMENTS
DED DEPRM RP STP TE			
✓ Nelson M. And Lee M. Hendler	485		NO COMMENTS
DED DEPRM RP STP TE			
Leon G. McKemy	486		In process
DED DEPRM RP STP TE			
Williams Management Services, Inc.	487		Written comments
DED DEPRM RP STP TE			
✓ John M. And Karen R. Jacob			NO COMMENTS
DED DEPRM RP STP TE			
✓ Matthew F. Reckenberger, Jr.	490		NO COMMENTS
DED DEPRM RP STP TE			

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Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500

MAY 28, 1992

(410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: JOHN M. JACOB AND KAREN R. JACOB
Location: 4208 HAWTHORNE AVENUE
Item No.: *488 (LJG) Zoning Agenda: JUNE 1, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

RECEIVED
MAY 29 1992
ZONING OFFICE

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Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature: [Signature] Date: 6/8/92

Project Name: Waiver Number: Zoning Issue: Meeting Date:

✓ Stephen G. And Lynn M. Swinn	477	No Comment	6-1-92
DED DEPRM RP STP TE			
✓ Albert F. And Ann B. Nocar	478	No Comment	
DED DEPRM RP STP TE			
✓ Maryland Marine Manufacturing Co., Inc.	479	No Comment	
DED DEPRM RP STP TE			
✓ Robert C. And Sylvia W. Eppig	480	No Comment	
DED DEPRM RP STP TE			
✓ James Ronald And Beth B. Porter	481	No Comment	
DED DEPRM RP STP TE			
✓ Nelson M. And Lee M. Hendler	485	No Comment	
DED DEPRM RP STP TE			
✓ Leon G. McKemy	486	No Comment	
DED DEPRM RP STP TE			
✓ Williams Management Services, Inc.	487	No Comment	
DED DEPRM RP STP TE			
✓ John M. And Karen R. Jacob		No Comment	
DED DEPRM RP STP TE			
✓ Matthew F. Reckenberger, Jr.	490	No Comment	
DED DEPRM RP STP TE			
✓ Herbert H. And And Betty Rosen	491	No Comment	
DED DEPRM RP STP TE			
✓ Meadows Park Ltd. Prtnrsh Russel Asset Mgt, Inc.	492	No Comment	
DED DEPRM RP STP TE			

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PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS: 808 HAWTHORNE AVE.

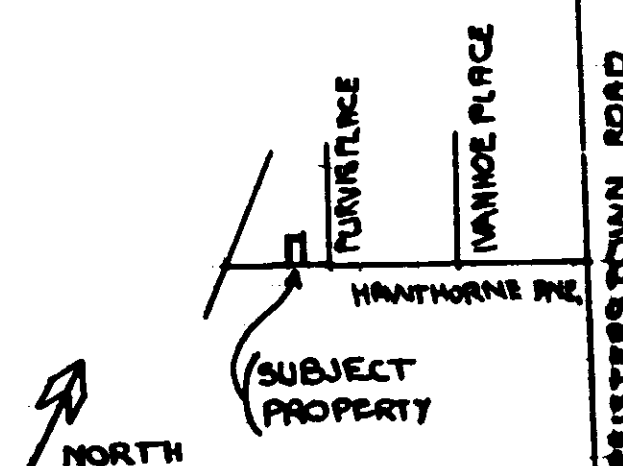
SUBDIVISION NAME: RALSTON ANNEX

PLAT BOOK # 1, FOLIO # 75/276, LOT # 259/259

OWNER: JOHN M. + KAREN R. JACOB

92-450-A

PIKESVILLE



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

COUNCILMANIC DISTRICT: 2

ELECTION DISTRICT: 8

1" = 200' SCALE MAP #:

ZONING: DR.S.5

LOT SIZE:

ACREAGE: .22

SQUARE FEET: 9520 SF

PUBLIC PRIVATE

SEWER: ☒ ☐

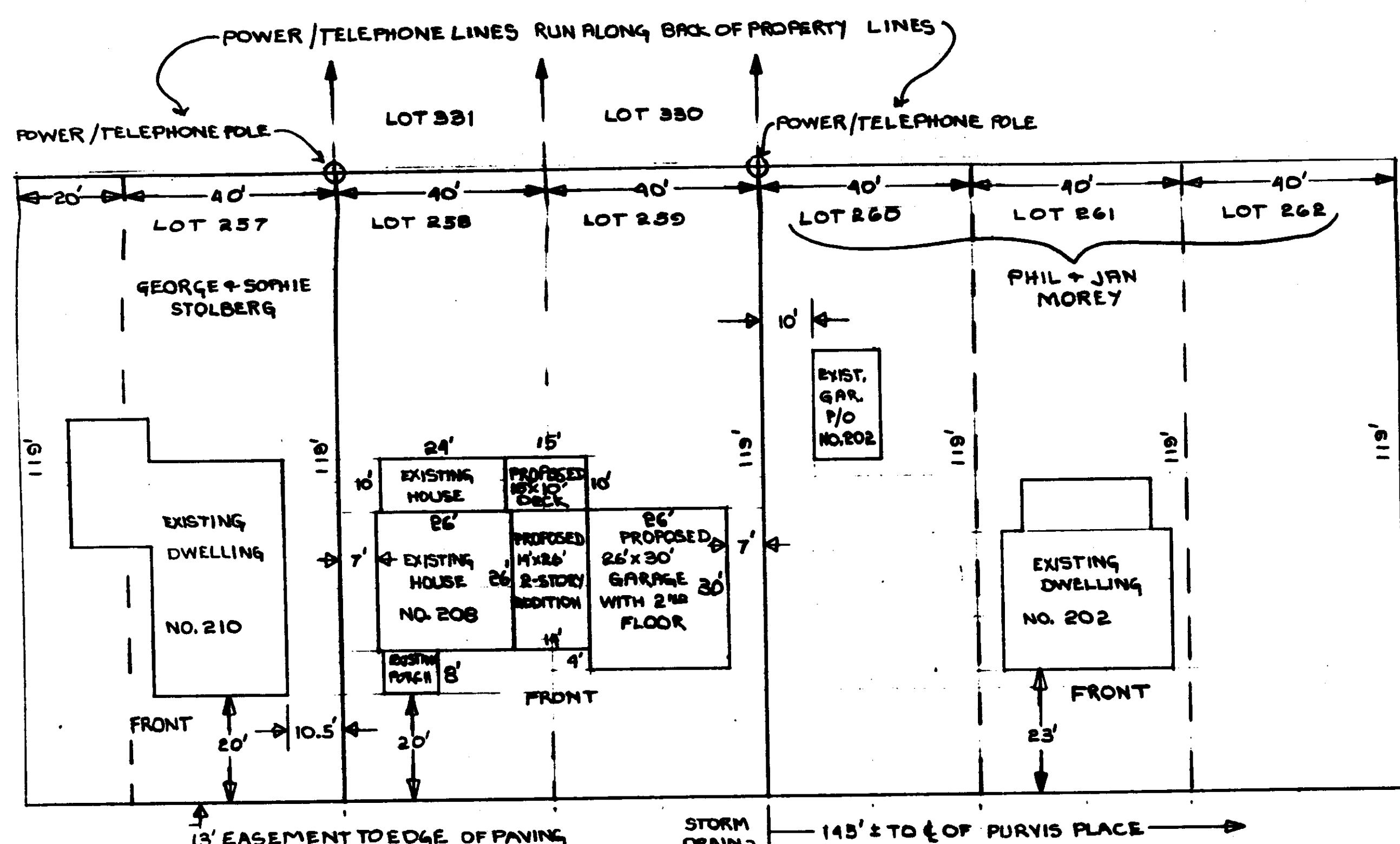
WATER: ☒ ☐

CHESAPEAKE BAY CRITICAL AREA: ☐ YES ☒ NO

PRIOR ZONING HEARINGS: NONE

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #	
LG	488	92-450-A	MICROFILMED



HAWTHORNE AVE. (50' R/W, 24' PAVING)
NOTE: WATER MAIN & SANITARY SEWER LOCATED BENEATH HAWTHORNE AVE.

DATE: 5/17/92

PREPARED BY: J.M. JACOB

SCALE: 1" = 20' 0"

Pet Ex No 1



92-450-A



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92-450-A



92-450-A

MICROFILMED



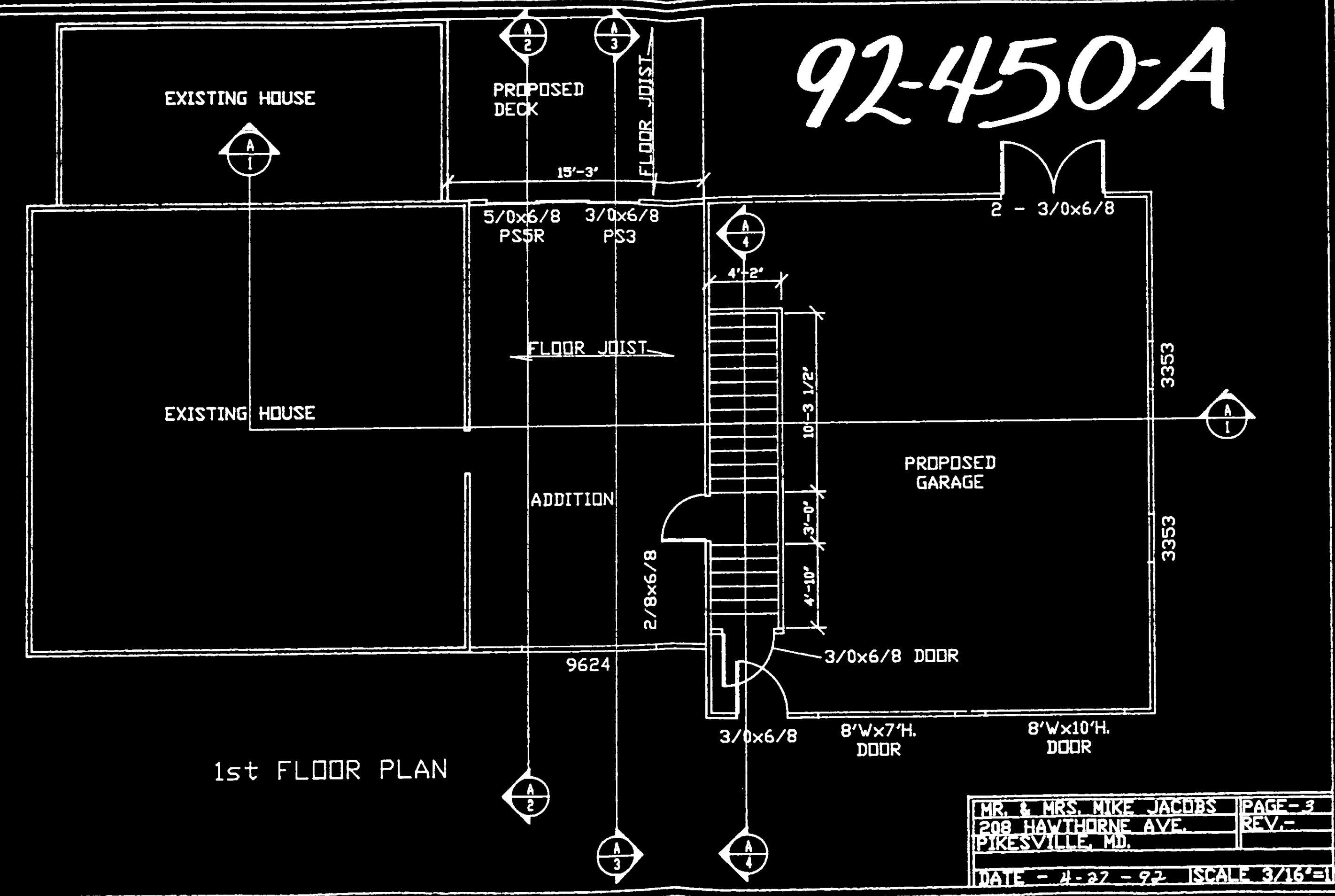
92-450-A

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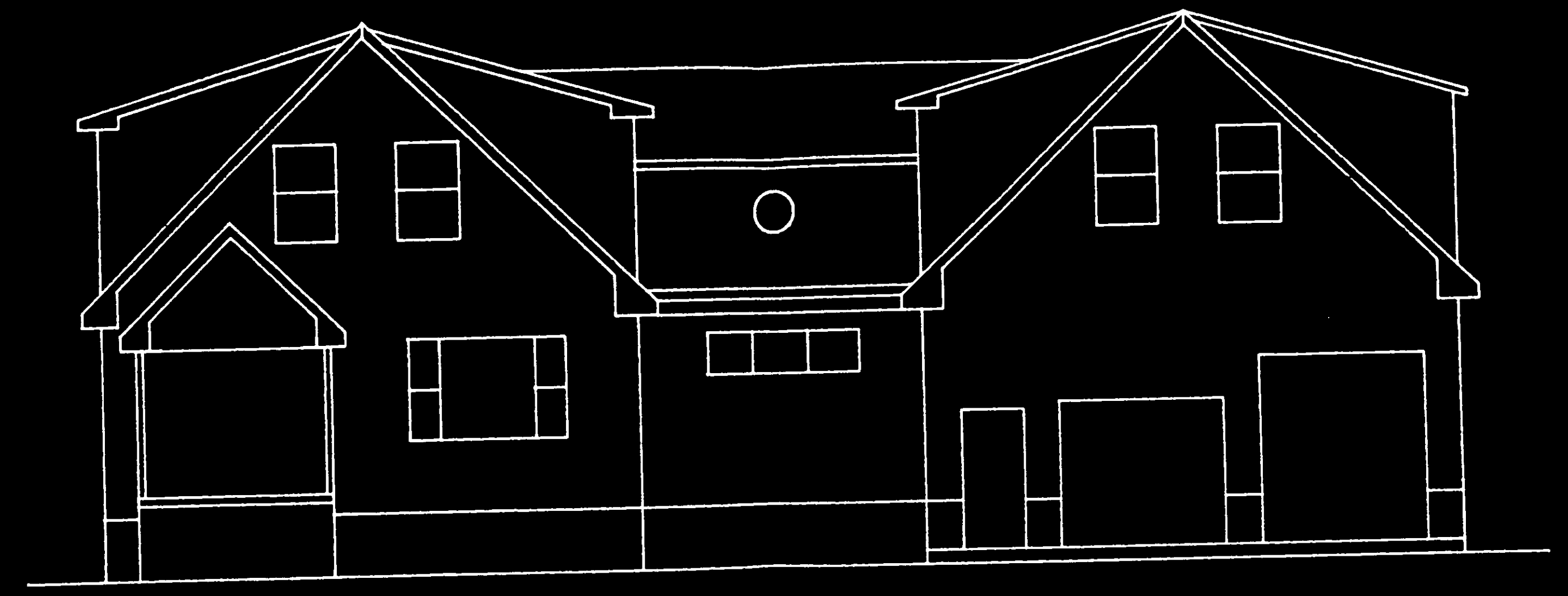
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92-450-A



MR. & MRS. MIKE JACOBS PAGE - 3
208 HAYTHORNE AVE. REV. -
PIKESVILLE, MD.
DATE - 4-27-92 SCALE 3/16"=1'

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FRONT VIEW 92-450-A

MR. & MRS. MIKE JACOBS PAGE - 1
208 HAYTHORNE AVE. REV. -
PIKESVILLE, MD.
DATE - 4-27-92 SCALE 3/16"=1'

MICROFILMED

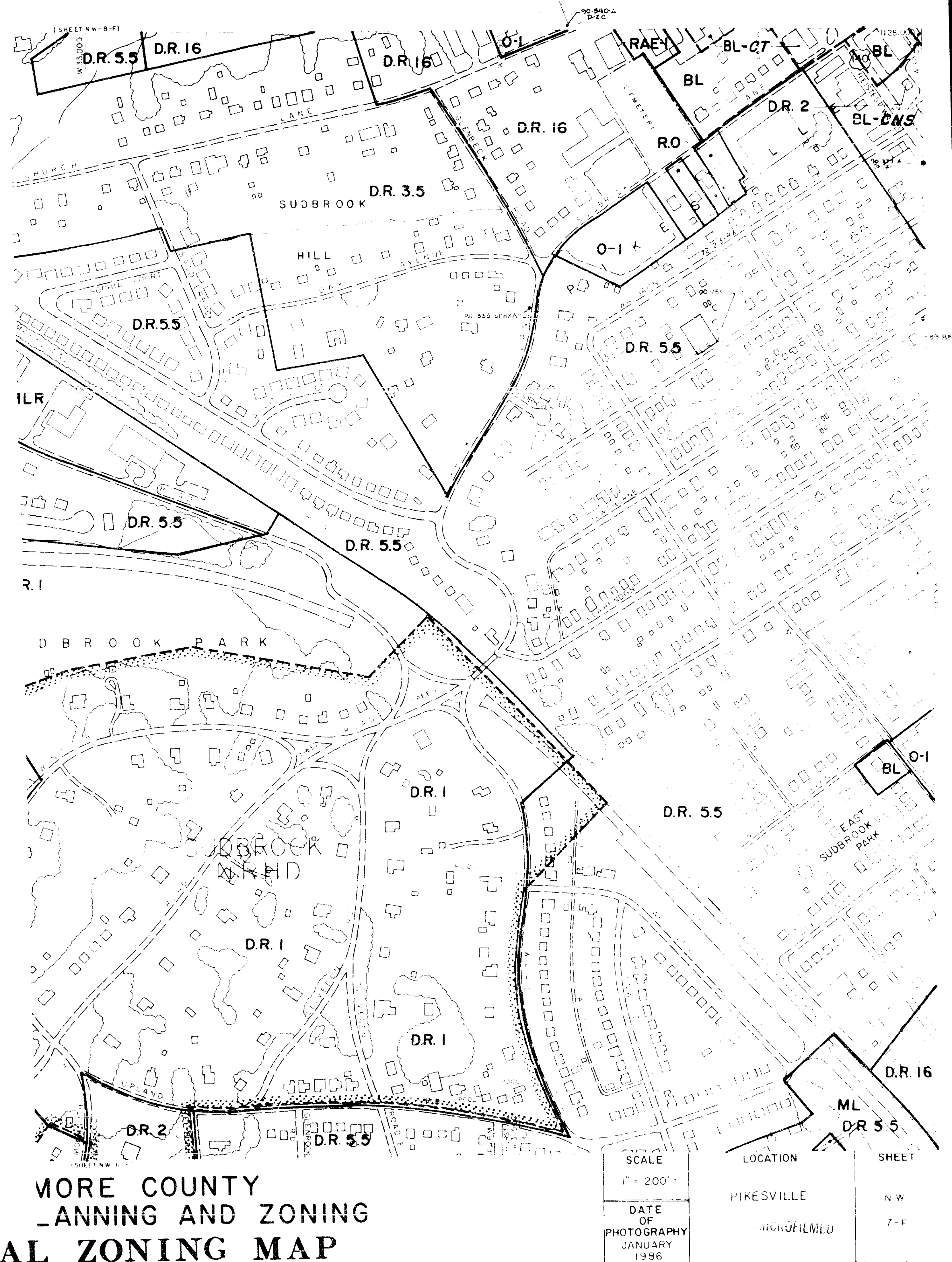


TIMORE COUNTY PLANNING AND ZONING TOPOGRAPHIC MAP

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

SCALE LOCATION SHEET
1" = 200'
DATE OF PHOTOGRAPHY JANUARY 1992
PIKESVILLE
92-450-A
Chairman, County Council

7-5
4 488 24. MORE COUNTY
-ANNING AND ZONING
OFFICIAL ZONING MAP



92-450-A

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

11 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 9, 1992

Mr. & Mrs. John M. Jacob
208 Hawthorne Avenue
Pikesville, MD 21208

RE: Item No. 488, Case No. 92-450-A
Petitioner: John M. Jacob, et ux
Petition for Administrative Variance

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Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 21st day of May, 1992

Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: John M. Jacob, et ux
Petitioner's Attorney:

MICROFILMED

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature: Dennis D. Kennedy Date: 6/8/92

Project Name: Waiver Number: Zoning Issue: Meeting Date:

File Number: Stephen G. And Lynn M. Swinn 477 6-1-92 NC

DED DEPRM RP STP TE

File Number: Albert F. And Ann B. Nocar 478 NC

DED DEPRM RP STP TE

File Number: Maryland Marine Manufacturing Co., Inc. 479 Comment

DED DEPRM RP STP TE

File Number: Robert C. And Sylvia W. Eppig 480 NC

DED DEPRM RP STP TE

File Number: James Ronald And Beth B. Porter 481 NC

DED DEPRM RP STP TE

File Number: Nelson M. And Lee M. Hendler 485 NC

DED DEPRM RP STP TE

File Number: Leon G. McKemy 486 Comment

DED DEPRM RP STP TE

File Number: Williams Management Services, Inc. 487 Comment

DED DEPRM RP STP TE

File Number: John M. And Karen R. Jacob NC

DED DEPRM RP STP TE

File Number: Matthew F. Reckenberger, Jr. 490 Comment

DED DEPRM RP STP TE

File Number: Herbert H. And And Betty Rosen 491 NC

DED DEPRM RP STP TE

File Number: Meadows Park Ltd. Prtnrsh Russel Asset Mgt, Inc. 492 Comment

DED DEPRM RP STP TE

MICROFILMED

BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief
Development Review Section
Office of Planning and Zoning

DATE: June 5, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - June 1, 1992

The Office of Planning and Zoning has no comments on the following petitions:

George S. Nyquist - Item 474
Stephen G. Swinn - Item 477
Albert F. Nocar Jr. - Item 478
Maryland Marine Mfg. Co. - Item 479
Robert C. Eppig - Item 480
James R. Porter - Item 481
Dorothy S. Hunter - Item 482
St. Lukes Health Ministries - Item 484
Williams Estates - Item 487
John M. Jacob - Item 488
Gene Ensor - Item 489
Lawrence F. Solomon - Item 493

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

6.5.92.txt
Facilms.txt

DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature: Date: 6/8/92

Project Name: Waiver Number: Zoning Issue: Meeting Date:

File Number: Stephen G. And Lynn M. Swinn 477 N/C 6-1-92

DED DEPRM RP STP TE

File Number: Albert F. And Ann B. Nocar 478 N/C

DED DEPRM RP STP TE

File Number: Maryland Marine Manufacturing Co., Inc. 479 N/C

DED DEPRM RP STP TE

File Number: Robert C. And Sylvia W. Eppig 480 N/C

DED DEPRM RP STP TE

File Number: James Ronald And Beth B. Porter 481 N/C

DED DEPRM RP STP TE

File Number: Nelson M. And Lee M. Hendler 485 N/C

DED DEPRM RP STP TE

File Number: Leon G. McKemy 486 N/C

DED DEPRM RP STP TE

File Number: Williams Management Services, Inc. 487 N/C

DED DEPRM RP STP TE

File Number: John M. And Karen R. Jacob NC

DED DEPRM RP STP TE

File Number: Matthew F. Reckenberger, Jr. 490 N/C

DED DEPRM RP STP TE

File Number: Herbert H. And And Betty Rosen 491 N/C

DED DEPRM RP STP TE

File Number: Meadows Park Ltd. Prtnrsh Russel Asset Mgt, Inc. 492 N/C

DED DEPRM RP STP TE

MICROFILMED

Department of Environmental Protection & Resource Management
Development Review Committee Response Form
Authorized signature: Date: 6-8-92

Project Name: Waiver Number: Zoning Issue: Meeting Date:

File Number: Stephen G. And Lynn M. Swinn 477 4-1-92 NO COMMENTS

DED DEPRM RP STP TE

File Number: Albert F. And Ann B. Nocar 478 In process

DED DEPRM RP STP TE

File Number: Maryland Marine Manufacturing Co., Inc. 479 In process

DED DEPRM RP STP TE

File Number: Robert C. And Sylvia W. Eppig 480 In process

DED DEPRM RP STP TE

File Number: James Ronald And Beth B. Porter 481 NO COMMENTS

DED DEPRM RP STP TE

File Number: Nelson M. And Lee M. Hendler 485 NO COMMENTS

DED DEPRM RP STP TE

File Number: Leon G. McKemy 486 In process

DED DEPRM RP STP TE

File Number: Williams Management Services, Inc. 487 Written comments

DED DEPRM RP STP TE

File Number: John M. And Karen R. Jacob NO COMMENTS

DED DEPRM RP STP TE

File Number: Matthew F. Reckenberger, Jr. 490 MICROFILMED NO COMMENTS

DED DEPRM RP STP TE

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5000

MAY 28, 1992 (410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: JOHN M. JACOB AND KAREN R. JACOB
Location: #208 HAWTHORNE AVENUE
Item No.: *488 (LJG) Zoning Agenda: JUNE 1, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: Capt. Dennis J. Gifford Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JR/KEK

RECEIVED
MAY 29 1992
ZONING OFFICE

MICROFILMED

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature: Date: 6/8/92

Project Name: Waiver Number: Zoning Issue: Meeting Date:

File Number: Stephen G. And Lynn M. Swinn 477 No Comment 6-1-92

DED DEPRM RP STP TE

File Number: Albert F. And Ann B. Nocar 478 No Comment

DED DEPRM RP STP TE

File Number: Maryland Marine Manufacturing Co., Inc. 479 No Comment

DED DEPRM RP STP TE

File Number: Robert C. And Sylvia W. Eppig 480 No Comment

DED DEPRM RP STP TE

File Number: James Ronald And Beth B. Porter 481 No Comment

DED DEPRM RP STP TE

File Number: Nelson M. And Lee M. Hendler 485 No Comment

DED DEPRM RP STP TE

File Number: Leon G. McKemy 486 No Comment

DED DEPRM RP STP TE

File Number: Williams Management Services, Inc. 487 No Comment

DED DEPRM RP STP TE

File Number: John M. And Karen R. Jacob No Comment

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File Number: Matthew F. Reckenberger, Jr. 490 No Comment

DED DEPRM RP STP TE

File Number: Herbert H. And And Betty Rosen 491 No Comment

DED DEPRM RP STP TE

File Number: Meadows Park Ltd. Prtnrsh Russel Asset Mgt, Inc. 492 No Comment

DED DEPRM RP STP TE

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PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS: 808 HAWTHORNE AVE.

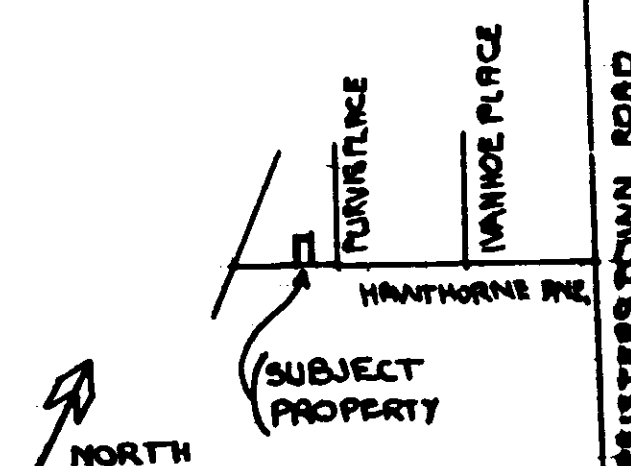
SUBDIVISION NAME: RALSTON ANNEX

PLAT BOOK # 1, FOLIO # 275/276, LOT # 259/259

OWNER: JOHN M. + KAREN R. JACOB

92-450-A

PIKESVILLE



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

COUNCILMANIC DISTRICT: 2

ELECTION DISTRICT: 8

1" = 200' SCALE MAP #:

ZONING: DR.S.5

LOT SIZE:

ACREAGE: .22

SQUARE FEET: 9520 SF

PUBLIC PRIVATE

SEWER: ☒ ☐

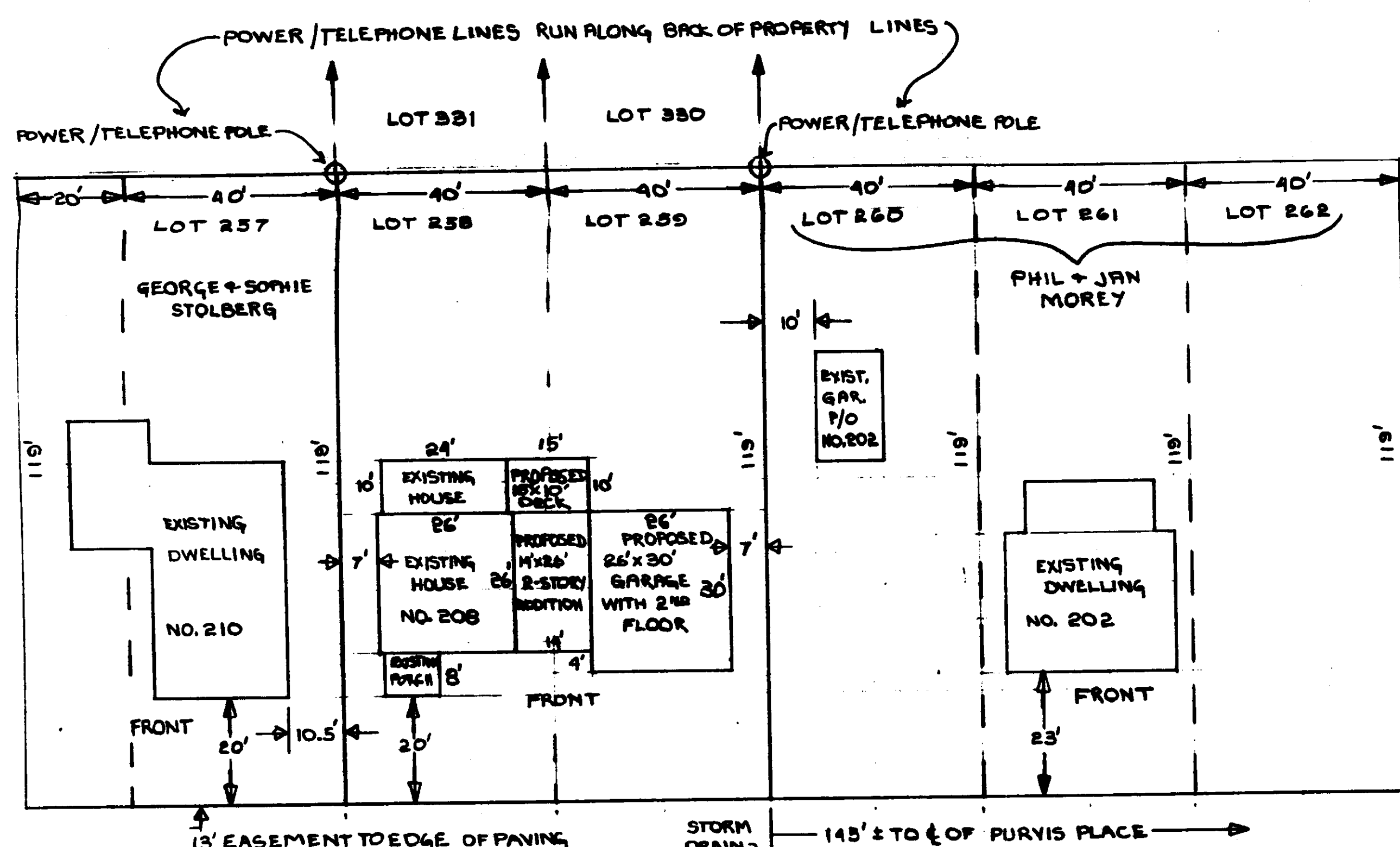
WATER: ☒ ☐

CHESAPEAKE BAY CRITICAL AREA: ☐ YES ☒ NO

PRIOR ZONING HEARINGS: NONE

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #	
LG	488	92-450-A	MICROFILMED



HAWTHORNE AVE. (50' R/W, 24' PAVING)

NOTE: WATER MAIN & SANITARY SEWER LOCATED BENEATH HAWTHORNE AVE.

DATE: 5/17/92

PREPARED BY: J.M. JACOB

SCALE: 1" = 20' 0"

Pet Ex No 1



MICROFILMED

92-450-A



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